



City of Santa Barbara

PLANNING COMMISSION

AGENDA

NOVEMBER 21, 2019

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*
Mike Jordan, *Vice Chair*
John P. Campanella
Jay D. Higgins
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Heidi Reidel, Commission Secretary

NOTICES

A. TUESDAY, NOVEMBER 19, 2019 SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

923 CASTILLO STREET*

Contact: Kelly Brodison, Associate Planner
KBrodison@SantaBarbaraCA.gov
(805) 564-5470, ext. 4531

1 CLYDE ADAMS ROAD

Contact: Andrew Bremond, Project Planner
ABremond@SantaBarbaraCA.gov
(805) 692-6032

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.

**Denotes story poles will be up during the site visit.*

B. THURSDAY, NOVEMBER 21, 2019 LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss the following:

1. General overview of Senate Bill No. 330 (Skinner), Housing Crisis Act of 2019.

Contact: Tava Ostrenger, Assistant City Attorney
Email: TOstrenger@SantaBarbaraCA.gov

Phone: (805) 564-5405

2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. **Time may be extended or limited by the Chair.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street before 4:30 p.m. the Monday before the meeting. Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

I. ROLL CALL**II. PRELIMINARY MATTERS**

- A.** Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B.** Announcements and appeals.

- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
1. November 7, 2019 Minutes
 2. Planning Commission Resolution No. **018-19**
1723 Garden Street
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. **NEW ITEMS**

PLEASE NOTE: Item III.A has been postponed indefinitely.

- A. **APPLICATION OF RICHARD REDMOND, ARCHITECT FOR TAYLOR TATMAN, PROPERTY OWNER OF 923 CASTILLO STREET, APN: 039-301-014, R-M (RESIDENTIAL MULTI-UNIT) ZONE, GENERAL PLAN LAND USE DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (PLN2015-00468)**

The proposed project involves the construction of three two-bedroom condominiums with seven on-grade parking spaces on a vacant 9,040-square-foot (gross) lot adjacent to Mission Creek. The proposed three-unit condominium project would be 14.57 du/acre, which is consistent with the R-M (Residential Multi-Unit) Zone and with the General Plan Designation of Medium High Density Residential (15-27 du/acre).

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC Chapters 27.07 and 27.13).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Contact: Kelly Brodison, Associate Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531

B. APPLICATION OF PATSY PRICE, BROWNSTEIN HYATT FARBER SCHRECK, AGENT FOR GOLETA WEST SANITARY DISTRICT, 1 CLYDE ADAMS ROAD, APN 073-450-003; A-F/CZ (AVIATION FACILITIES/COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: GOLETA SLOUGH NATURAL RESERVE (PLN2019-00441)

The project consists of the removal of approximately 530 feet of chain link fence and installation of a 3-foot-high concrete floodwall with 3-foot-high wrought iron “spear top” posts surrounding the Goleta West Sanitary District (GWSD) facility on Santa Barbara Airport property adjacent to the University of California, Santa Barbara (UCSB). The project site is in the Aviation Facilities Zone (A-F) and the Appealable Jurisdiction of the California Coastal Zone (CZ).

The discretionary application required for this project is a Coastal Development Permit (CDP2019-00020) to allow the proposed wall in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

The Goleta West Sanitary District adopted an Addendum to a Mitigated Negative Declaration (MND) on April 26, 2019. Prior to issuance of a Coastal Development Permit, Planning Commission must consider the MND Addendum pursuant to California Environmental Quality Act (CEQA) Guidelines §15096.

Contact: Andrew Bremond, Project Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 692-6032

IV. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports.
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

V. ADJOURNMENT